

Minutes of March 15, 2016

Planning Commission, Council Chambers, One Twin Pines Lane, Belmont, CA

CALL TO ORDER 6:00 P.M.

ROLL CALL

Planning Commission members Present: McCune, Mates, Simpson, Goldfarb, Chamberlin, Majeski

Planning Commission members Absent: MacDonald

Chair McCune welcomed Commissioners Chamberlin and Majeski to the Planning Commission.

Staff Present: Community Development Director Carlos de Melo, City Attorney Scott Rennie, Associate Planner Rob Gill, Assistant Planner Langbauer, Administrative Assistant, Colleen Turning

SPECIAL PRESENTATIONS

Study Session – Belmont Village Specific Plan

Commissioner Majeski recused himself from discussion as he lives within 300 feet of the project.

Community Development Director, de Melo introduced Consultant Sophie Martin, from Dyett & Bhatia.

Ms. Martin summarized the staff report providing an overview of the project, alternative concepts, results from Workshop #2, and Preliminary Plan framework.

Following the presentation and discussion, it was recommended that the Commission agree to advance the Preliminary Preferred Plan to the next phases of the project.

Staff and Ms. Martin answered questions of the Commission.

Discussion ensued

The Commission was grateful for a thorough presentation and concurred to advance the Preliminary Preferred Plan to the next stage of the process.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Sarah Feldman spoke regarding the closure of Belmont Iceland Skating Rink

PUBLIC HEARINGS

618 Hiller Street

Assistant Planner, Langbauer summarized the staff report recommending approval of the project noting the applicant and staff were available for questions.

Chair McCune confirmed that no one the commission had ex-parte communication on this project, commissioners had visited the site, no conclusions were made.

There were no requests from the public to speak on this item.

Commission discussion ensued.

Commission members expressed their support for the project.

ACTION: On a motion by Commissioner Goldfarb, seconded by Commissioner Mates, to approve a Single Family Design Review at 618 Hiller Street (APPL. NO. 2015-0036)

MOTION PASSED: 6/0/1 (MacDonald absent)

Resolution 2016-16

Chair McCune noted the item could be appealed within 10 calendar days

2904 San Juan Boulevard (Lot 26)

Commissioner Simpson recused himself from this project as he lives within 300 feet of the project.

Associate Planner, Gill summarized the staff report recommending approval, the applicant and staff were available for questions.

Chair McCune confirmed that no one the commission had ex-parte communication on this project, commissioners had visited the site, no conclusions were made.

Residents Sophie Harrison and Richard Lee provided comments.

Commission discussion ensued.

Commission members expressed their support for the project.

ACTION: On a motion by Commissioner Mates, seconded by Commissioner Goldfarb, to approve a Single Family Design Review at 2904 San Juan Boulevard (APN: 043-173-370 LOT 26) (Appl. No. 2014-0057)

MOTION PASSED: 5/0/1/1 (Commissioner Simpson recused)

Resolution 2016-17

ACTION: On a motion by Commissioner Goldfarb, seconded by Commissioner Majeski, to move the Resolution Determining that a Request to Vacate a Public Utility Easement at 2904 San Juan Boulevard) APN:043-173-370 LOT 26) Conforms to the Belmont General Plan)
MOTION PASSED: 5/0/1/1 (Commissioner Simpson recused)
Resolution 2016–18

2906 San Juan Boulevard (Lot 27)

Associate Planner, Gill summarized the staff report recommending approval, the applicant and staff were available for questions.

Chair McCune confirmed that no one the commission had ex-parte communication on this project, commissioners had visited the site, no conclusions were made.

There were no requests from the public to speak on this item.
Commission discussion ensued.
Commission members expressed their support for the project.

ACTION: On a motion by Commissioner Chamberlin, seconded by Commissioner Goldfarb, to approve a Single Family Design Review at 2906 San Juan Boulevard (APN: 043-173-030 LOT 27) (Appl. No. 2014-0057) *with modified tree removal fees to total \$7,650.00 and in-lieu planting fees of \$497.00 per tree.*
MOTION PASSED: 5/0/1/1 (Commissioner Simpson recused)
Resolution 2016–19

ACTION: On a motion by Commissioner Goldfarb, seconded by Commissioner Chamberlin to move the Resolution Determining that a Request to Vacate a Public Utility Easement at 2906 San Juan Boulevard) APN:043-173-030 LOT 27) Conforms to the Belmont General Plan)
MOTION PASSED: 5/0/1/1 (Commissioner Simpson recused)
Resolution 2016–20

Chair McCune noted the items could be appealed within 10 calendar days.

ADJOURNMENT at this time, being 9:30 p.m.

Colleen Turning
Administrative Assistant

Meeting televised and webstreamed.